

Commercial Building Plans

(All plans other than one and two family detached dwellings)

The following is an outline of what is required for plans submitted with commercial building permit applications. Several of the items may be incorporated into a code analysis table on the first or second page of the plans. If an item is not relevant to the project, list the item and explain why it is not relevant.

This list is not intended to be all-inclusive. It is intended to provide the information needed for the plans examiner to do an expeditious plan review. Section references are from the *2003 International Building Code®* portion of the 2005 Connecticut State Building Code, the 2005 Connecticut Supplement, the 2009 Amendments to the State Building Code, and the 2011 Amendments to the State Building Code.

1. Three complete sets of documents for construction, including site plans. (Two sets to the Division of Building Inspection and one set to the district Fire Marshal) -- Sec. 106.1 and 106.2
2. One complete set of documents for construction, including site plans, to the North Central Health District when the plans are for restaurants or food service.
3. All plans and specifications signed and sealed by a Connecticut registered design professional. -- Sec. 106.1.4 (add) and C.G.S., Sec. 20-293
4. State building code references listed.
5. Use group or groups. -- Chapter 3
6. Construction type. -- Chapter 6
7. Height and area limitations. -- Chapter 5
8. Calculations for increase or decrease in area (for open perimeter, suppression, multi-story). -- Chapter 5
9. Non-separated, mixed-use calculations.
10. Mezzanine computations. -- Sec. 505.0
11. Special use and occupancy calculations or limitations.
12. Maximum occupancy calculations. -- Sec. 1004.1
13. Egress calculations and exit access drawings. -- Sec. 106.1.2
14. Fire protection systems (barriers, detection, and suppression). -- Chapters 7 and 9
15. Accessibility (including routes, restrooms, and parking). -- Chapter 11 and ICC/ANSI A117.1-2003
16. Dimensions on all drawings. -- Sec. 106.1.1
17. Structural details and calculations.
18. Energy conservation details and calculations. -- 09 IECC Sec. 103 and 501
19. Seismic details and calculations. -- Sec. 1614.1
20. Completed Statement of Special Inspections signed and sealed. -- Sec 106.1
21. Third party review for threshold buildings. -- Sec. 106.1.5.1 (add)
22. Racking and shelving drawings for storage and mercantile.
23. Furniture and partition layout drawings.
24. HVAC drawings and calculations.
25. Plumbing drawings and calculations.
26. Electrical drawings and calculations including power distribution.

During your plan development, staged reviews may be requested with the building official, fire marshal, health inspector, and other departments and agencies that will have jurisdiction over your project. These meetings may occur in our conference room, for example, at project conception, 50, 70, or 90 percent design completion, or any at other time. Input from the various regulatory agencies may facilitate your plan development, answer questions, and help expedite the plan review after your permit application is submitted.